

FOR YOUR INFORMATION...

City of Taylorsville
Information Form

B-7

CARPORTS



City of Taylorsville
Community Development Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84118 (801) 963-5400



Residential Carport Requirements

In order to protect the health, safety, and general welfare of the public, a building permit and building inspections are required for construction of most residential and commercial structures. The building permit process helps ensure that minimum building code standards are maintained. This information form outlines the requirements for obtaining a building permit for the construction of an attached residential carport within the City of Taylorsville. This form also contains information on associated building permit fees and required inspections.

What is a carport?

The City of Taylorsville defines a carport as a private garage not completely enclosed by walls or doors. A carport may be attached to a main building (i.e. a single-family residence, townhouse, etc.), or a carport may be a detached accessory structure located on the same lot as the main building. Please note that this information form describes building requirements for attached carports only. For more information on detached carports and other types of accessory structures, please see ***Taylorsville Information Form B-8 Accessory Structure Requirements***.

How much will my building permit cost?

The Taylorsville City Building Department has adopted the 1997 Uniform Building Code (UBC) fee schedule. This schedule is used to determine the valuation for all capital improvement projects. Fee calculations are based upon the square footage of the proposed project and national construction cost averages. To receive an estimate of the building permit fee for your project contact the Taylorsville Building Department at (801) 955-2030. However, the Building Official will determine the final fee calculation only after completing the building permit plan review. For more detailed information on fees assessed by the City of Taylorsville Community Development Department, please see ***Taylorsville Information Form P-17 Consolidated Fee Schedule***.

Step-by-step process for obtaining a building permit for an attached carport:

Step 1. **Identify the zone.** Before you begin to design or construct a carport, you must first determine what the “rules” are for building a carport. The rules of building a carport are based on the adopted building code of the City (i.e. the 2000 International Building Code) and on the location of your project, or in other words, the zoning district in which your project site is located. For example, your home or construction site might be located in an R-1-8 Zone, which requires a front yard setback of 30 feet from the front property line. To determine the zoning district and other applicable building codes, please contact a member of the Taylorsville Planning Department who will assist you in locating this information.



Hint: You will need to submit a completed multi-part carbonless City of Taylorsville building permit application form for Step 3. Obtain a blank copy of the building permit ahead of time so that you will have it ready when you submit your building plans to the City for review!

Step 2. **Develop a plan.** After you have correctly identified the zoning district for your project, and obtained the basic building regulations, you will be ready to proceed with designing your carport structure. Please note that your construction plans must be legible and drawn to scale in order for the City to properly review your building permit application. The following information is required when submitting a building permit application for a residential carport structure:

- ☐ **Site plan** (i.e. a drawing from a “birds-eye view” of a development plan) on which is shown the following:
 - ☐ Scale of the drawing.
 - ☐ Arrow indicating the direction of true north.
 - ☐ The location of all structures, both proposed and existing.
 - ☐ Property lines, drainage and utility easements.
 - ☐ Distance between the proposed carport and adjacent property lines (i.e. setbacks).
 - ☐ Distance between the proposed carport and other structures, including structures on neighboring properties (if applicable).

(over)

- ☐ **Floor plan:**
 - ☐ Show the dimensions of the proposed structure.
 - ☐ Show location of all electrical components.
 - ☐ Show location of all underground plumbing lines.
- ☐ **Framing plan:**
 - ☐ Detailed drawings of the roof structure (i.e. rafters and ceiling joists) and post beam sizes and methods of attachment. Please indicate on drawings if you will be using prefabricated trusses.
 - ☐ Show proposed method of lateral bracing for the structure.
- ☐ **Section plan:**
 - ☐ Show roof pitch and the type of roofing to be used on the carport.
 - ☐ Identify the size of footings, the footing depth, and “rebar” sizes and placement.
- ☐ **Footing and foundation plan:**
 - ☐ Identify the depth and width of footings.
 - ☐ Show the rebar sizing and spacing. Please note that carports attached to homes must meet the 30” frost depth requirement.

Step 3. **Submit building permit application.** The building permit application must be completed and 2 copies of all required drawings must be included. Please note, no payment is due when submitting a building permit application. All fees are required to be paid in full when picking up an approved building permit.

Step 4. **Planning Department - zoning review.** Your building permit application will be initially assigned to the Planning Department for a zoning compliance review. A staff planner will check building setbacks, building heights and proposed use of the structure for zoning compliance. If your application does not comply with requirements of the zoning ordinance, you will be notified of any required changes and the plans will be returned to you for correction. Plans must be resubmitted to the City after all required corrections have been made. Following zoning review and approval, your application will be forwarded to the Building Department for review.

Step 5. **Building Department – plan review.** The Building Official will check your plans to insure that the carport is designed to meet or exceed the minimum specifications required by the 2000 International Building Code (IBC). If your plans are approved, you will be notified that the plans and the permit are ready for you to pickup. If corrections are needed, the plans will be returned to you to make the required changes. Once the changes have been made, you must resubmit your plans to the City for further review.

Step 6. **Pickup building permit.** You must pay for and receive your building permit prior to starting any construction. Once the permit is issued, you may start the construction process.

Step 7. **Schedule inspections.** You are responsible to schedule all required inspections. Inspections should be scheduled at least 24 hours in advance. For construction of a carport, the following types of inspections will be required:

- ☐ **Footings inspection.** Prior to the placement of concrete, all footing excavations, forms and rebar placement must be viewed and approved by a City Building Inspector.
- ☐ **Framing inspection.** Prior to the installation of roofing, siding and weather barriers, all framing including the exterior sheeting, rafters, blocking, headers and post beam connections must be inspected and approved by a City Building Inspector.
- ☐ **Final inspection.** After completing all work, but prior to use of the carport, a final inspection must be made and approved by a City Building Inspector.

For more information on scheduling inspections or the inspection process, please see ***Taylorsville Information Form B-2 The Inspection Process*** or call the City of Taylorsville Building Permit Technician at (801) 955-2030.

Can I enclose my carport?

An existing carport may be enclosed if construction plans comply with both the zoning ordinance and the building code for the City of Taylorsville. To determine if enclosing an existing carport is possible, please contact both the Taylorsville Planning Department at 963-5400 and the Taylorsville Building Department at 955-2030.

Questions?

If you have any other questions regarding construction requirements for a carport, please contact the City of Taylorsville Building Department at (801) 955-2030. For questions regarding zoning regulations please contact a member of the Planning Department at 963-5400.